

GERMAN VILLAGE COMMISSION MINUTES

April 7, 2015

German Village Meeting Haus – 588 S. Third Street

Commissioners Present: Charissa Wang-Durst, Terrence O'Donnell, James Panzer, Ned Thiell, Brett Leukart, Mark Ours, Anthony Hartke

City Staff Present: Cristin Moody

German Village Society Staff Present: Sarah Marsom

- I.** CALL TO ORDER – 4:04 p.m.
- II.** NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), April 28, 2015.
50 WEST GAY STREET (BEACON BUILDING)
- III.** NEXT COMMISSION HEARING – TUESDAY, May 5, 2015.
- IV.** APPROVAL OF REGULAR MEETING MINUTES, Tuesday, March 3, 2015.
MOTION: Ours/Thiell (5-0-0) APPROVED.
- V.** STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approval items above as listed, and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Ours/Thiell (6-0-0) APPROVED.
- VI.** PUBLIC FORUM
- VII.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 15-4-14

40 Stewart Avenue

Southside STAY (Applicant)

Columbus City Schools (Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-14, 40 Stewart Avenue, as submitted, with all clarifications noted:

Landscaping

- Install raised garden beds at southeast corner of the property for planting a variety of species for educational purposes, per submitted site plan. Total area of planting beds to be twenty-one by sixteen feet (21'x 16'); borders to be constructed of 2x12 pressure-treated lumber.
- Install wooden picnic table, low-profile steel storage container, and 65 gallon rain barrel, per submitted plans and specifications.

MOTION: Ours/Hartke (6-0-0) APPROVED.

HOLDOVERS

2. 15-3-5**753 Mohawk Street**

Chadwick & Allyson Irving (Applicant/Owner)

Following the staff report, presentation by the owner, the Chair called members of the public wishing to comment:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Greg Lashutka 754 South Lazelle Street Neighboring Property Owner	Opposed to the proposed location of the a/c unit due to the size of the unit and visibility. Submitted additional photographs showing the location from various positions surrounding. Believes the installation would alter the historic character.
Jane Neighboring Property Owner	Opposed to the proposed location of the a/c unit due to the size. Demonstrates the dimensions of the unit with a full size photo.

After the discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application #15-3-5, 753 Mohawk Street and place on the May 5, 2015 meeting agenda as a holdover.

Relocate A/C Unit

- Relocate existing air conditioner from side yard to non-original, non-contributing rear patio roof, per submitted specifications and structural engineer's conditions.
- A/c unit is to be located no more than one foot (1') from the support at the house and weight distributed over at least three joists.

MOTION: Ours/O'Donnell (7-0-0) APPROVED.

3. 15-3-7**290 East Sycamore Street****Sycamore Property Group, LLC (Applicant/Owner)**

At the request of the Applicant, continue Application #15-3-7, 290 East Sycamore Street, as place on the May 5, 2015 meeting agenda.

Demolition

- Demolish contributing, severely deteriorated and leaning two-story frame dwelling.

Construct New Single-Family Residence

- Plans for reconstruction on the site include a two-story single family home in approximately the same footprint, and a new two car garage.

MOTION: Ours/O'Donnell (7-0-0) APPROVED.

VARIANCE RECOMMENDATION**4. 15-4-15****756 Jaeger Street****William Hugus Architects, Ltd. (Applicant)****Darci L. Congrove (Owner)***Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Variance Request Application #15-4-15, 756 Jaeger Street, as submitted.

Variance Recommendation

- C.C. 3332.38 – to allow a detached garage to contain habitable space.
- C.C. 3332.35 – to allow an accessory building to contain habitable space which is not ordinarily appurtenant to the allowable principal use.

MOTION: Ours/O'Donnell (7-0-0) RECOMMENDED.

NEW APPLICATIONS

5. 15-4-2b

866 Macon Alley

Douglas K. Williams (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-2b, 866 Macon Alley, as submitted, with all clarifications noted.

Replace Windows

- Remove all deteriorated, non-original 6-over-6 wood windows on the house.
- Replace with new Pella Architects Series wood windows with 7/8" Integral Light Technology Grilles, to match existing configurations. New windows are to fit in the existing openings exactly.

MOTION: Ours/O'Donnell (7-0-0) APPROVED.

6. 15-4-16

873 Mohawk Street

Tim Petroff (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-16, 873 Mohawk Street, as submitted, with all clarifications noted:

Replace Slate Roof

- Remove all slate on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate

[] Weathered Slate

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

[] Owens Corning

(standard 3-tab)

[] Estate Gray

[] Tamko

(standard 3-tab)

[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."

- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."

- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

MOTION: Ours/O'Donnell (7-0-0) APPROVED.

7. 15-4-17

160 Thurman Avenue

CJ Andrews, Mode Architects (Applicant)

Joshua Zimmerman (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-17, 160 Thurman Avenue, as submitted.

Carriage House

- Revise previously approved COA #14-3-9b for construction of a new carriage house to include one (1) additional 1-over-1 window on the first floor, south elevation, per revised, submitted plans.

MOTION: Thiell/Durst (5-0-2) APPROVED [Ours, Leukart].

CONCEPTUAL REVIEW

8. 15-4-18

1058 Jaeger Street

CJ Andrews, Mode Architects (Applicant)

William Cheramie (Owner)

Following the staff report and presentation by the applicant, Chairman Panzer calls on the German Village Society representative to comment:

GVS Comment

- Ms. Marsom notes that several adjacent homes on the block were developed around the same time and all of have similar façade characteristics, including front porch, so removing this would be detrimental to the historic integrity of the entire block.

Following the comments and discussion, Commissioners present offered the following comments:

Commissioner Comments

- More information is needed on the existing rear addition, including its age; Commissioners will need to see the south elevation more clearly, as well as the roof lines, heights and intersections between the existing and new rear addition.
- The group of similar houses on the block are related and have a distinct architectural character. The entire block would be negatively affected if front porch removed. The porch, while not original, has been in place long enough to gain its own historical significance.
- Removing the chimney would likely not be allowed unless evidence shows it is not part of the contributing structure.

Conceptual Review

- Construct rear addition.
- Remove non-original front porch and replace with a concrete stoop.

NO ACTION TAKEN.

9. 15-4-19

636 Mohawk Street

William Hugus Architects, Ltd. (Applicant)

Derek Ungless(Owner)

Following the staff report and presentation by the applicant, the Commissioners present offered the following comments:

Commissioner Comments

- The second story of the rear addition is an issue; roof should be separated from or lower than the existing structure.
- Some Commissioners have issues with the metal window system in the recessed porch, due to the fact that the original wall is still in place, inside the existing non-original window enclosure.
- The two story solid slate wall on the north elevation creates a large, solid, black wall that could be disturbing to adjacent properties.

Conceptual Review

- Construct rear two-story addition on rear of two-story residence, per submitted plans and specifications.
- Remove non-original windows to restore recessed side porch.
- Install new concrete steps and new Hope Windows prefinished metal window and door in the opening, two feet in from the exterior wall.

NO ACTION TAKEN.

10. 15-4-20

257 Lansing Street

Britta Larsen (Applicant/Owner)

Following the staff report and presentation by the applicant, the Commissioners present offered the following comments:

Commissioner Comments

- A two-story addition can work on this site; Commissioners will just need to see the detail.
- The addition should be simple and not overwhelm the existing structure.

Conceptual Review

- Construct two-story addition on rear of existing two-story home.

NO ACTION TAKEN.

11. 15-4-21

157-159 Thurman Avenue

John Space (Applicant)

Trust of Kenneth G. Hass (Owner)

Following the staff report and presentation by the applicant, the Commissioners present offered the following comments:

Commissioner Comments

- An alley scape will be required for final review.
- Chair Panzer pointed out that environmental remediation can be done well below the foundation of the buildings, and the excavation would also allow for necessary repairs to foundations.
- Commissioners note that it is important to take each structure individually and determine each one's merits and problems; demolition will not be considered for the entire site, all or nothing.
- The proposed west elevation is too monolithic, lacks relief and detail.
- A concern is noted about the lack of green space shown on the site plan.
- Traffic issues will also be a consideration in terms of how the existing infrastructure can handle.
- The current site plan emphasizes cars and does not express the pedestrian scale that would be in keeping with the historic neighborhood's residential character. It is a problem to have the front of the building facing the interior of the site and the back facing the public street.
- The proposed massing of the new structure is not in keeping with a residential scale that would be found in the historic district; the proposed density may not work well on this site with the constraints, unless the design is more integrated into the fabric of the neighborhood.
- For further reviews, Commissioners will need a better definition and delineation of "Building 5" on the plans. It has not been deemed unsafe by the City Building Official and is important to the site. The existing southeast corner building with the monitor should be preserved and incorporated into the plans.

Following the discussion, the Chair called a member of the public wishing to comment:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Mark Ours 172 Thurman Avenue Neighboring Property Owner	Urged the Commission to take the existing house into account; it is a large, prominent home on the block, which is residential in character. Noted that the proposed density is much higher than the zoning allows and it is early in the process to consider variances.

Conceptual Review

- Demolish all existing, deteriorated industrial and utility structures at the rear of the property.

- Construct new multi-unit residential development on the site, consisting of eight (8) townhouses.
- NO ACTION TAKEN.

NEW APPLICATION

12. 15-4-22

292 East Sycamore Street

Jill Shin & Zarko Piljak (Applicant/Owner)

Approve Application #15-4-22, 292 East Sycamore Street, as amended, with all clarifications noted:

Install New Privacy Fence

- Install new wood privacy fence within the west and north property lines, per submitted design and site plan. Side yard wood fence is to extend toward the front (south) end of the property terminating no closer than six feet (6') from the front (southwest) corner of the masonry structure.
- Install a wrought iron style fence along the west property line in the front yard, to connect to the existing front yard wrought iron fence and the wood privacy fence. The fence new fence is to match the style and height of the existing wrought iron fence.
- Style of the new wood fence is to be: Board-on-board, six foot high (6' h) wood fence, with two step downs toward the front of the property; all vertical boards to be installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence is to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

MOTION: O'Donnell/Durst (7-0-0) APPROVED.

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

• 15-4-1

595 South Third Street

Superior Home Maintenance Co. (Applicant)

John Reagan, Mohawk Properties (Owner)

Approve Application #15-4-1, 595 South Third Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all rubber roofing on the main roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all damaged and deteriorated metal flashing with new metal flashing of appropriate dimension, as necessary.
- Re-install any/all terra cotta roof capping tiles on parapet wall; any deteriorated or damaged capping is to be replaced with new capping to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.

• 15-4-2a

866 Macon Alley

Douglas K. Williams (Applicant/Owner)

Approve Application #15-4-2, 866 Macon Alley, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed
[] GAF

Carriage House (dimensional)
Slateline (dimensional)

[] Stonegate Gray
[] English Gray Slate

[] Certain Teed
[] GAF
[] Owens Corning
[] Tamko

(standard 3-tab)
Royal Sovereign (standard 3-tab)
(standard 3-tab)
(standard 3-tab)

[] Weathered Slate
[] Nickel Gray
[] Nickel Gray
[] Estate Gray
[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

Repair/Repaint Exterior Door

- Make any/all necessary repairs to the existing wood entry door on the south side of the house and prepare surface for repainting, per industry standards.
- Prime and paint door with an appropriate exterior paint to match existing color (black).

• **15-4-3**

1110-1112 Jaeger Street

Michael Linsker, Linsker Holdings, LLC (Applicant/Owner)

Approve Application #15-4-3, 1110-1112 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding, trim and wood railings on two exterior decks, as necessary. All replacement wood to be of exact same dimension and profile as the original, existing wood; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be Valspar colors: "White", "High Speed Steel" and "Vintage Grey"
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **15-4-4**

250-252 Berger Alley

Trudeau's Fence Company (Applicant)

Andrew & Lisa VanderLind (Owner)

Approve Application #15-4-4, 250-252 Berger Alley, as submitted, with all clarifications noted:

Install New Privacy Fence

- Install new wood privacy fence in rear yard, per submitted design and site plan.
- Fence is to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six foot high (6' h), wood fence with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six foot high (6' h), wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six foot high (6' h), wood fence with all vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside).

[Hartke]

• **15-4-5**

630 South Pearl Street

Superior Home Maintenance Co. (Applicant)

Gary Shimosato (Owner)

Approve Application #15-4-5, 630 South Pearl Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate

[] Weathered Slate

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

[] Owens Corning

(standard 3-tab)

[] Estate Gray

[] Tamko

(standard 3-tab)

[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **15-4-6**

715 Mohawk Street

Demarco Roofing Inc. (Applicant)

David Phalen (Owner)

Approve Application #15-4-6, 715 Mohawk Street, as submitted, with all clarifications noted:

Reflash Skylights

- Remove deteriorated flashing around two (2) rear addition skylights. Dispose of all debris in accordance with Columbus City Code.
- Replace with new flashing, per submitted specifications and in accordance with industry standards, manufacturer's specifications and City Building Codes.

Install New Rubber Roof

- Remove any/all roofing on the front porch roof, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Repair Box Gutters

- Temporarily remove three rows of shingles on the main roof; replace with new shingles to match existing when box gutter repair is completed.
- Examine all box gutters on the front porch and main roof and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Replace deteriorated and damaged wood soffits, as necessary, with new wood soffits. All replacement wood to be of exact same dimension and profile as the original, existing wood; like-for-like.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **15-4-7**

703 South Fifth Street

Graham Stephenson (Applicant/Owner)

Approve Application #15-4-7, 703 South Fifth Street, as submitted, with all clarifications noted:

Install Fencing

- Add thirteen foot, five inch (13'5") section of wrought iron style fence in the rear side yard to connect existing front yard wrought iron fencing and rear wood privacy fencing, per submitted site plan.
- Style of the fence is to match existing adjacent gate, Fortin Ironworks F20S; height of the fence is to be fifty-one inches (51") to match existing adjacent fence.

- **15-4-8**

220 East Sycamore Street

Jay Panzer (Applicant/Owner)

Approve Application #15-4-8, 220 East Sycamore Street, as submitted, with all clarifications noted:

Relay Brick Driveway

- Remove section of brick driveway from the curb stop to the house to allow access to buried water line for necessary repairs. Set aside all brick pavers for reuse. Following repairs, backfill trench to previous level.
- Take up all remaining brick pavers in driveway; set aside. Regrade and level driveway, as necessary, in accordance with industry standards and all applicable City Codes.
- Relay driveway using existing brick pavers to match all existing dimensions and lay in the same pattern as existing; driveway to be returned to a solid surface or laid as a ribbon drive with grass strip in the center.

[Panzer]

- **15-4-9**

790 City Park Avenue

John N. Schilling Inc. (Applicant)

Dave Allen (Owner)

Approve Application #15-4-9, 790 City Park Avenue, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.
- Replace any/all missing, damaged and deteriorated metal flashing on all existing dormers.

- **15-4-10**

391 East Livingston Avenue

Seth Clarke (Applicant)

William Stewart & Celeste Malvar Stewart (Owner)

Approve Application #15-4-10, 391 East Livingston Avenue, as submitted, with all clarifications noted:

Install New Doors

- Remove existing deteriorated/non-original exterior double doors on the front (north) elevation.
- Install two (2) new, three quarter light wood doors to fit in existing door jamb exactly, per submitted specifications.
- Set on 1½ pair 3½" x 3½" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

[Hartke]

- **15-4-11**

131 East Frankfort Street

Diana Webster (Applicant/Owner)

Approve Application #15-4-11, 131 East Frankfort Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the house and garage roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[] CertainTeed

[] GAF

Style:

Carriage House (dimensional)

Slateline (dimensional)

Color:

[] Stonegate Gray

[] English Gray Slate

[] Weathered Slate

<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **15-4-12**

774 South Sixth Street

Jeff Ferriell & Cheryl Hacker (Applicant/Owner)

Approve Application #15-4-12, 774 South Sixth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications and paint with appropriate exterior paint. Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- **Any previously unpainted masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **15-4-13**

841 City Park Avenue

James Green, Ohio Exteriors, LLC (Applicant)

Jeannette Held (Owner)

Approve Application #15-4-13, 841 City Park Avenue, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all EPDM, and/or rolled roofing down to the sheathing on rear flat roof. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

VIII. OLD BUSINESS

- Commissioners discussed the Hanging Signs staff approval description, with proposed revisions made to address concerns noted at the February 3, 2015 meeting.
Moved to adopt the proposed staff approval language:
MOTION: Thiell/Durst (7-0-0) APPROVED.

IX. NEW BUSINESS

X. ADJOURNMENT – 8:18 pm. MOTION: O'Donnell/Thiell (7-0-0) ADJORNED